168.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,100 / 865,100
					USE VALUE:	865,100 / 865,100
					ASSESSED:	865,100 / 865,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOLAN JOSEPH R & SUZANNE C
Owner 2:	
Owner 3:	
Street 1:	176 CHARLTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOPER NANCY A -
Owner 2:	-
Street 1:	176 CHARLTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Clapboard Exterior and 2142 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	445,100		420,000	865,100
Total Card	0.138	445,100		420,000	865,100
Total Parcel	0.138	445,100		420,000	865,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.87 /Parcel: 403.87

Legal Description

User Acct: 111382

GIS Ref:

GIS Ref:

Insp Date: 08/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0015.0

!13009!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	445,100	0	6,000.	420,000	865,100		Year end	12/23/2021
2021	101	FV	433,000	0	6,000.	420,000	853,000		Year End Roll	12/10/2020
2020	101	FV	433,000	0	6,000.	420,000	853,000	853,000	Year End Roll	12/18/2019
2019	101	FV	323,500	0	6,000.	420,000	743,500	743,500	Year End Roll	1/3/2019
2018	101	FV	330,100	0	6,000.	354,000	684,100	684,100	Year End Roll	12/20/2017
2017	101	FV	327,800	0	6,000.	324,000	651,800	651,800	Year End Roll	1/3/2017
2016	101	FV	327,800	0	6,000.	276,000	603,800	603,800	Year End	1/4/2016
2015	101	FV	320,300	0	6,000.	240,000	560,300	560,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:58:41

LAST REV

Date	Time
03/10/21	09:07:56
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOPER NANCY A,	54655-262		5/7/2010		599,000	No	No		
COOPER WILFRED	21957-581		4/21/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	111382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2021	28	Redo Kit	50,000	O				
9/15/2016	1126	Porch	18,000	C				Porch repairs
6/8/2016	778	Wood Dec	14,000					12X14 NEW DECK
6/26/2013	941	Manual	3,178	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Meas/Inspect	BS	Barbara S
6/12/2017	Inspected	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Measured	189	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.7	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.26046515
Const Adj.:	0.99989998
Adj $ / SQ:	176.447
Other Features:	118002
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504047
Depreciation:	58973
Depreciated Total:	445073

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

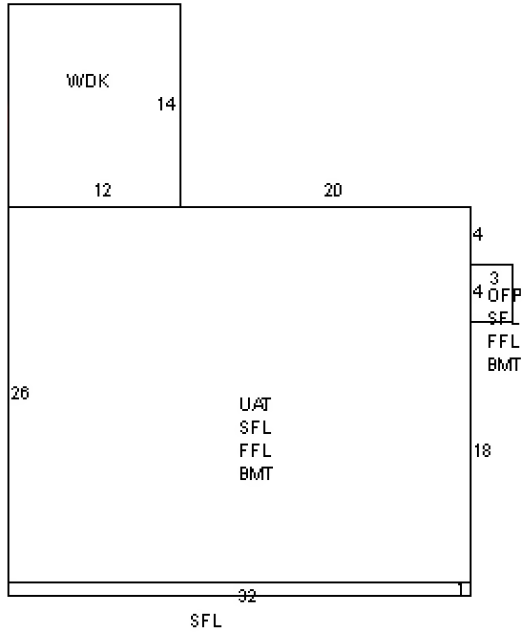
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.45
Special Features:	0	Val/Su Net:	150.78
Final Total:	445100	Val/Su SzAd	258.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	876	176.450	154,568
BMT	Basement	844	77.420	65,339
FFL	First Floor	844	176.450	148,922
UAT	Upper Attic	208	70.580	14,680
WDK	Deck	168	11.950	2,008
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,952			Total:	386,045
Size Ad	1720	Gross Area	3576	FinArea	2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

168.0-0005-0015.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	